

**MINUTES OF THE  
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION  
MEETING OF FEBRUARY 8, 2007**

**MEMBERS PRESENT**

Don Crohan  
Susan Fisher  
John Lackey  
Robert Medaugh  
Pete Mosely  
Tom Murdic  
Paul Pratt, Jr.  
Brian Sanders  
Jack Walton

**STAFF PRESENT**

Joe Horne, Community Development Director  
Mike Matteson, Planning Director  
Floyd Heflin, County Engineer  
William Andrews, Assistant to the County Engineer  
Ann Haines, Planner  
Aaron Holmes, Planner  
Jama Olsen, Planner  
Kristi Earwood, Planning Commission Attorney  
Sheila Myers, Planning Assistant  
Lori John, Planning Secretary

The Williamson County Regional Planning Commission met in regular session Thursday, February 8, 2007, at 7:00 p.m., in the Auditorium of the Williamson County Administrative Complex. Commissioner Cain and Commissioner Lane were unable to attend.

Chairman Lackey called the meeting to order.

Mr. Horne made the following announcements:

1. Withdrawal of Item 26.
2. Community Input Forum Meetings to present the Draft of Chapter 5; Implementation Strategies of the "Update to the Williamson County Comprehensive Plan", dates, times, and locations are as follows:
  - Monday, February 26, 2007, from 6:30 p.m. to 8:30 p.m. at Hillsboro Elementary School (Cafeteria).
  - Tuesday, February 27, 2007, from 6:30 p.m. to 8:30 p.m. at Page Middle School (Cafeteria).
  - Wednesday, February 28, 2007, from 6:30 p.m. to 8:30 p.m. at Grassland Middle School (Cafeteria).
3. Resignation of Commissioner Jim Lamb.

**CONSIDERATION OF MINUTES:**

Chairman Lackey asked for a motion to consider the minutes of the January 11, 2007 meeting.

A motion was made by Commissioner Crohan to approve, and seconded by Commissioner Sanders. The motion passed by unanimous vote.

**CONSENT AGENDA:**

**BONDS:**

1. **Abington Ridge, Section 2** – Performance Bond for Landscaping - \$8,250.  
**Recommendation:** Extend the current amount for a period of six (6) months.
2. **Abington Ridge, Section 2** – Performance Bond for Roads, Drainage and Erosion Control - \$243,000.  
**Recommendation:** Convert to maintenance in the amount of \$150,000 for a period of one (1) year.

3. **Abington Ridge, Section 2** – Performance Bond for Sewer Collection System - \$144,500.  
**Recommendation:** Extend the current amount for a period of one (1) year.
4. **Bellview Cumberland Presb. Church** – Performance Bond for Landscaping - \$18,600.  
**Recommendation:** Convert to maintenance in the amount of \$5,580 for a period of six (6) months.
5. **Chapelwood, Section 2** – Maintenance Bond for Roads, Drainage and Erosion Control - \$32,000.  
**Recommendation:** Extend the current amount for a period of six (6) months.
6. **Hardwood Estates** – Performance Bond for Water (HB & TS) - \$59,650.  
**Recommendation:** Extend the current amount for a period of six (6) months.
7. **Keystone, Section 6** – Maintenance Bond for Roads, Drainage and Erosion Control - \$75,000.  
**Recommendation:** Extend the current amount for a period of six (6) months.
8. **Legends Ridge, Section 6** – Maintenance Bond for Roads, Drainage and Erosion Control - \$40,000.  
**Recommendation:** Extend the current amount for a period of six (6) months.
9. **Legends Ridge, Section 7A** – Maintenance Bond for Roads, Drainage and Erosion Control - \$25,000.  
**Recommendation:** Extend the current amount for a period of six (6) months.
10. **Saddle Springs Equestrian Center** – Performance Bond for Landscaping - \$20,000.  
**Recommendation:** Extend the current amount for a period of six (6) months.
11. **Saddle Springs, Section 1** – Maintenance Bond for Roads, Drainage and Erosion Control - \$75,000.  
**Recommendation:** Extend the current amount for a period of six (6) months.
12. **Saddle Springs, Phase 2A, Section 1** – Maintenance Bond for Roads, Drainage and Erosion Control - \$54,000.  
**Recommendation:** Extend the current amount for a period of six (6) months.
13. **Saddle Springs, Phase 2A, Section 2** – Maintenance Bond for Roads, Drainage and Erosion Control - \$60,000.  
**Recommendation:** Extend the current amount for a period of six (6) months.
14. **Saddle Springs, Phase 2A, Section 3** – Maintenance Bond for Roads, Drainage and Erosion Control - \$31,000.  
**Recommendation:** Extend the current amount for a period of six (6) months.
15. **Saddle Springs, Phase 2A, Section 4** – Maintenance Bond for Water (Milcrofton) - \$3,750.  
**Recommendation:** Release the bond.

**16. Saddle Springs, Phase 2A, Section 5** – Performance Bond for Water (Milcrofton) - \$62,500.

**Recommendation:** Convert to maintenance in the amount of \$6,250 for a period of one (1) year.

**17. Saddle Springs, Phase 2A, Section 5** – Performance Bond for Roads, Drainage and Erosion Control - \$140,000.

**Recommendation:** Extend the current amount for a period of six (6) months.

**18. Two Rivers** – Maintenance Bond for Roads, Drainage and Erosion Control - \$100,000.

**Recommendation:** Extend the current amount for a period of six (6) months.

**19. Vulcan Materials** – Performance Bond for Landscaping / Revegetation - \$48,500.

**Recommendation:** Extend the current amount for a period of one (1) year.

#### **FINAL PLATS:**

**27. Final Site Plan Review for Belle Chase Farms, Section 2, containing 7 lots on 14.35 acres located off Clovercroft Road in the 4<sup>th</sup> Voting District (1-2006-400)**

This plat is in order. Approval is recommended pending:

1. Posting of a performance bond in the amount of \$131,000 for roads, drainage, and erosion control;
2. Final approval of water plans and posting of a performance bond in the amount of \$9,700 as specified by Nolensville/College Grove Utility District;
3. Add an asterisk beside lot #206; and eliminate Note #18. Instead incorporate a bold note on the face of Sheet 2 that lot number 206 is designated as a critical lot due to the sink hole;
4. Eliminate one of the building envelopes on proposed lot #206; and
5. Obtain approval and record a minor revision to lot #106 prior to the recording of this section.

Chairman Lackey asked for any comments.

There being no comments, Commissioner Pratt made a motion to accept Staff's recommendation on the consent agenda items. Commissioner Mosley seconded the motion, which passed by unanimous vote.

#### **PUBLIC HEARINGS**

#### **ITEM 20**

#### **AMENDMENT TO THE WILLIAMSON COUNTY ZONING ORDINANCE REGARDING RURAL RETREAT USES (6-2007-001).**

Mr. Matteson reviewed the background (see Staff report) recommending this amendment be forwarded to the County Commission for adoption. He also noted, however, recent constructive comments from legal council and Commissioner Hayes had been received. Because of the comments Staff would like to defer action on this item until the March, 2007 meeting when a final draft could be presented incorporating their comments as well as any comments made at this meeting.

Chairman Lackey opened the Public Hearing.

Frank Ingraham, 4099 Clovercroft Road, stated he would like to thank Staff and the Commission for realizing that in order for farms to survive and be maintained there need to be different options available to the land owners. He stated the Tennessee Legislature has recently defined agriculture to include agritainment and agribusiness and he believes this amendment will be advantageous to the farmers and landowners in their future endeavors.

Susan Ingraham, 4104 Clovercroft Road, stated she was also in favor of this amendment and thanked Staff and the Planning Commission.

Stuart McWhorter, 2460 Hidden River Lane, stated his family owns a 120 - acre farm on Lewisburg Pike and would like to see this amendment approved so he and his family could start a venture to have a facility on their farm for meetings and retreats, not only for commercial uses, but for their own personal use.

There being no one else wishing to speak, Chairman Lackey closed the public hearing.

Commissioner Lackey asked Staff if they would reiterate what their proposal was.

Mr. Matteson stated Staff had received some feedback that he would like to incorporate into the proposed amendment and bring it back next month with a final draft for consideration.

Chairman Lackey asked for any comments from the Commission.

Commissioner Fisher stated she felt this amendment was a wonderful idea and is glad to see it being pursued.

There being no other comments, Commissioner Medaugh made a motion to defer this request until the March, 2007 meeting. Commissioner Murdic seconded the motion which passed by unanimous vote.

## **ITEM 21**

### **SITE PLAN AND CONDITIONAL USE REVIEW FOR TIMBERLAKE LANDSCAPING (LIGHT INDUSTRIAL), LOCATED AT 4798 MURFREESBORO ROAD ON 30.37 ACRES IN THE 5TH VOTING DISTRICT (1-2007-001).**

Ms. Olsen reviewed the background (see Staff report). Staff recommends approval with the following stipulations:

1. All signage be approved per Ordinance requirements;
2. Continued adherence to the conditions set forth by the Williamson County Department of Sewage Disposal Management; and
3. Completion of an Affidavit of Compliance to ensure continued adherence to the Williamson County Zoning Ordinance and the approved site plan, including the depiction of the waterway natural area.

Chairman Lackey asked what conditional approval of the Williamson County Department of Sewage Disposal Management meant.

Mr. Matteson stated their approval letter came with a number of stipulations, including number of employees and certain other stipulations.

Chairman Lackey asked if this had been addressed in the report.

Mr. Matteson stated stipulation number 2, continued adherence to the conditions set forth by the Williamson County Department of Sewage Disposal Management, covered this.

Chairman Lackey opened the Public Hearing.

Mr. Steve Clifton, Clifton & King, representing the applicant, stated he was available to answer any questions, as well as the applicant, Mr. Jeff Reed.

There being no one else wishing to speak, Chairman Lackey closed the public hearing.

Chairman Lackey asked for any comments.

Commissioner Mosely asked what the surrounding area uses were.

Mr. Clifton stated the commercial business, Rapid Pack, was the adjacent property.

There being no comments, Commissioner Pratt made a motion to accept Staff's recommendation. Commissioner Mosley seconded the motion, which passed by unanimous vote.

#### **SKETCH PLANS:**

#### **ITEM 22**

#### **ADDITION TO BRIENZ VALLEY, CONTAINING 29 LOTS ON 43.01 ACRES LOCATED OFF LEWISBURG PIKE IN THE 3<sup>RD</sup> VOTING DISTRICT (1-2007-101).**

Mr. Holmes reviewed the background (see Staff report). A number of items must be addressed with future submittals.

The Preliminary Plat must address the following:

1. Submission of an acceptable Traffic Mitigation Plan prior to Preliminary Plat submittal, including approval by the Tennessee Department of Transportation for roadway improvements;
2. Submission of roads, drainage and erosion control plans for review and approval by the County Engineer;
3. Submission of water plans for review and approval by H.B. & T.S. Utility District; and
4. Identification of critical lots demonstrating protection of the requisite percentage of natural resources.

The Final Plat must address the following:

1. Prior to consideration, the applicant shall submit H.O.A. documents for review and approval by the County Attorney's office. The approved H.O.A. documents must be recorded prior to the recording of the Final Plat;
2. Establishment of performance bonds for roads, drainage and erosion control;
3. Establishment of a performance bond for water improvements (both on and off-site) in favor of H.B. & T.S. Utility District;

4. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements;
5. Final approval of all septic systems for each lot from the Williamson County Department of Sewage Disposal Management; and
6. Dedication of right-of-way forty-two (42) off the centerline of Lewisburg Pike.

Chairman Lackey asked for any comments.

Mr. Steve Clifton, Clifton & King, representing the applicant, was in attendance to answer and questions.

Commissioner Walton asked if the reference to fire flows in the Staff report referred to water because the plat shows fire hydrants.

Chairman Lackey stated it was to be sure that adequate water pressure was available to support the fire hydrants.

Commissioner Mosley asked if turn lanes were a part of the original submittal for Brienzy Valley.

Mr. Matteson stated they were not. It did require traffic mitigation which took the form of "funds in lieu". That is not to say that this proposal will not also take this form, but they will be required to mitigate and the specific proposal will be presented at the preliminary plat stage.

Commissioner Mosley wanted to know if the funds in lieu from the previous submittal would be used now.

Mr. Matteson stated the funds were earmarked for use in this particular traffic shed, but it remains to be seen what the specific solution for this mitigation will entail.

There were no other comments.

No vote was required.

### **ITEM 23**

#### **REVISED SKETCH PLAN FOR LEGENDS RIDGE (FOR BELLE VISTA OF LEGENDS), CONTAINING 160 LOTS ON 299.59 ACRES LOCATED OFF BERRY'S CHAPEL ROAD IN THE 8<sup>TH</sup> VOTING DISTRICT (1-2007-102).**

Planning Commission Attorney, Ms. Earwood, withdrew from representation for this item due to a conflict of interest.

Ms. Haines reviewed the background (see Staff report). If this request is approved, Staff recommended the following:

1. A revision of Plat Book 45, Page 115 which created lot #705 so that
  - a. The property owner of this lot is notified of this possible change; and
  - b. That the restriction noted in paragraph one is removed from the face of the plat.

Chairman Lackey wanted to know if there were 2 lots allowed now, and the applicant wants to do four.

Ms. Haines stated that was correct.

Chairman Lackey asked for any comments.

Mr. Bob Haemmerlein, representing the applicant, stated he was available for any questions.

Commissioner Pratt asked if there were houses being built on these 2 lots now.

Mr. Haemmerlein explained that 2 lots were already allowed based on a previously created easement access, but now the applicant wants to add 2 more lots, which will require access via the same easement.

Mr. Horne stated that with the original submittal Staff found out very late in the process a previously undisclosed easement had been placed on one of these lots. Staff was concerned due to the width of the easement and the lack of frankness on the original applicant's part. Staff placed a condition that the applicant would be approved for the minimum under the Zoning Ordinance, which would be 2 lots greater than 5 acres. Staff never precluded the idea of coming back to the Planning Commission and asking for the number of lots on this easement to be expanded and this is now what is being asked for.

Chairman Lackey asked if this easement was adequate to serve 4 lots.

Mr. Horne stated yes, this was a 50 foot easement which is what is standard for large lot easement subdivisions. Due to the history with Legends Ridge and some of the problems in the past, Staff wanted to be absolutely sure this was taken into consideration.

Commissioner Pratt asked if the owner of lot 705 had been made aware of this.

Mr. Horne stated he believed the owner had been made aware of this and he would have to execute the plat. If he does not, then Staff would assume he does not want it.

Chairman Lackey asked if a vote was required since this is a sketch plan.

Mr. Horne stated because of the way this was originally presented a vote would be required.

Commissioner Crohan asked who would be responsible for the easement and would that be a part of the homeowners association.

Mr. Horne stated he did not know if they would be a part of the homeowner's association, but as with any other large lot easement subdivision, the homeowners would share in the maintenance of the easement.

Chairman Lackey asked for clarification regarding whether this would be a part of Legends Ridge.

Mr. Horne stated the only part in Legends Ridge is the 50 foot easement that was placed on lot 705.

Commissioner Walton asked if this easement followed the property. If someone sold it, could the new owner call their Commissioner and request this road be taken over by the County.

Mr. Horne stated a note on the final plat would say this is an easement and is restricted to 4 lots so therefore it should not be an issue.

Commissioner Crohan asked if this would be placed under the rules of a large lot easement subdivision.

Mr. Horne stated that was correct.

Ms. Haines stated that this item would come back before the Planning Commission for approval as a large lot easement subdivision. One of the conditions is the signature of a private driveway notation that has to be signed by all parties who rely on this easement for access and if they do not all sign the plat does not get recorded.

There being no comments, Commissioner Walton made a motion to accept Staff's recommendation. Commissioner Pratt seconded the motion, which passed with Commissioner Mosley voting "No".

#### **ITEM 24**

#### **BLACKBERRY ESTATES, CONTAINING 22 LOTS ON 32.12 ACRES LOCATED OFF LEWISBURG PIKE IN THE 3<sup>RD</sup> VOTING DISTRICT (1-2007-103).**

Ms. Olsen reviewed the background (see Staff report). A number of items must be addressed with future submittals.

1. Submission of an acceptable Traffic Mitigation Plan prior to Preliminary Plat submittal, including approval by the TDOT for roadway improvements;
2. Submission of roads, drainage and erosion control plans for review/approval by the County Engineer. Any required turn lane improvements within the Lewisburg Pike right-of-way must be approved by the TDOT prior to Preliminary Plat submittal;
3. Submission of water plans for review/approval by H.B. & T.S. Utility District; and
4. Verification by a licensed geologist of the extent and locations of sinkholes on the property.

The Final Plat must address the following:

1. Prior to consideration of final plat approval, the applicant shall submit HOA documents for review and approval by the County Attorney's office. The approved HOA documents must be recorded prior to the recording of the final plat;
2. Establishment of performance bonds for roads, drainage and erosion control;
3. Establishment of a performance bond for water improvements in favor of H.B. & T.S. Utility District;
4. Submission of landscaping plans, including barrier fencing, if applicable and establishment of appropriate performance bonds for landscaping;
5. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
6. Final approval of all septic systems for each lot from the Williamson County Department of Sewage Disposal management.

Commissioner Crohan asked if the open space / detention area at the rear of the property was supposed to serve a purpose.

Mr. Heflin stated that he did not know at this point but with future submittals this would be addressed. At this point, it looks too small. At the



preliminary plat stage, if the applicant can not show this is a sufficient detention area, they will have to provide more area.

There were no other comments.

No vote was required.

**RESIDENTIAL SITE PLANS:**

**ITEM 25**

**SITE PLAN AND CONDITIONAL USE REVIEW FOR CHARDONNAY,  
CONTAINING 78 LOTS ON 163.30 ACRES LOCATED OFF WILSON PIKE IN  
THE 4TH VOTING DISTRICT (1-2007-204).**

Mr. Matteson reviewed the background (see Staff report). If this request is approved, Staff would recommend the following:

The Preliminary Plat submittal would need to address the following:

1. Prior to Preliminary Plat consideration, TDOT would have to approve the construction plans for the proposed Wilson Pike widening improvements;
2. Submission of road (on-and off-site), drainage and erosion control plans for review/approval by the County Engineer. Such would include any required turn lane improvements within the Clovercroft Road right-of-way. These improvements would have to be approved by the Highway Commission;
3. Approval by TDOT of any required turn lane improvements within the Wilson Pike right-of-way at Clovercroft Road.
4. Elimination of any “eyebrows” in the roadway network. These features should be replaced with cul-de-sacs meeting AASHTO standards;
5. Submission of water plans for review and approval by Milcrofton Utility District;
6. Submission of construction plans for all required sewer treatment facilities to TDEC, the County’s consultant, and staff;
7. Verification by a licensed geologist of the extent and locations of sinkholes on the property;
8. Inclusion of the entire lake within the development property so that it may ultimately be owned and controlled in its entirety by the Homeowner’s Association;
9. Verification from TDEC of the condition of the existing dam and compliance with any requirements related to the Safe Dams Act.
10. Submission of a wetlands determination for the area surrounding the lake; and
11. Identification of critical lots demonstrating protection of the requisite percentage of natural resources.

The Final Plat submittal would need to address the following:

1. Prior to Final Plat submittal, the Wilson Pike widening improvements would need to be completed in accordance with the approved plans;

2. Prior to final plat submittal, construction of the wastewater treatment and disposal system would need to be completed and approved by TDEC, an operating permit would need to be issued by TDEC, and certification of construction in accordance with approved plans would need to be submitted;
3. Prior to consideration of the final plat, the applicant would need to submit HOA documents for review and approval by the County Attorney's Office. The approved HOA documents would have to be recorded prior to the recording of the final plat;
4. Establishment of performance bonds for roads (on- and off-site), drainage and erosion control;
5. Establishment of performance bond for water improvements in favor of Milcrofton Utility District;
6. Establishment of a performance bond for the sewer treatment, disposal, and collection system as well as the back-up system;
7. Submission of landscaping plans and establishment of appropriate performance bonds for landscaping; and
8. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements.

Mr. Rick Bell, Turnberry Homes, stated last fall Turnberry Homes held a public hearing with the homeowners in this area. The main concern and focus was not on the development itself, but on the roadway related to safety issues. Turnberry Homes is prepared to do road improvements from McEwen Road all the way to Clovercroft Road. They are proposing a total of 120 to 130 lots, with the initial phase containing only 78 lots. They agree with Staff's condition that the roadways be improved before the recording of the Final Plat.

Mr. David Coode, Lose & Associates, representing Turnberry Homes, stated Staff has received a letter stating, in detail, what Turnberry Homes has agreed to do. He also stated, for the record, he has given the Planning Commission and Staff a handout depicting the proposed roadway improvements the City of Franklin is looking at in their 2007 – 2008 timeframe. Also depicted on this handout are the roadway improvements that Turnberry Homes is proposing to do. Turnberry Homes will widen the lanes and add 4 foot shoulders on the section of Wilson Pike from Clovercroft Road to McEwen Road. This is approximately 3,300 linear feet. The process of doing these improvements in the TDOT right-of-way is similar to turn lanes and curb cuts that you would have in the TDOT right-of-way system. The applicant will have to turn in the roadway construction plans to TDOT and the Williamson County Engineer for review. Before any improvements in the TDOT right-of-way can be done, a contractor has to be hired in order to get the permits to do the improvements. These improvements will have to be bonded by a licensed contractor who will do the improvements on Wilson Pike. The applicant will turn in the construction plans for the roadway improvements, as well as the construction plans for the neighborhood subdivision streets at the preliminary plat stage. This road work will begin with the construction of the development itself. The applicant has had several conversations with TDOT officials and they are aware of this project. They have a meeting scheduled to go over the completed plans after a detailed survey is done, picking up all the storm drainage, curb cuts, some driveways will have to be replaced and any other repairs that will have to be made with the improvements. The maintenance agreement for an easement to maintain the lake and dam will be recorded with the preliminary plat. They will make sure all of TDEC requirements are met to be sure the lake and dam are safe. They also agree with all of Staff's comments.

Chairman Lackey asked about the time frame for the improvements to Wilson Pike.

Mr. Coode stated that by the time the process is completed it will be close to 2008 before they can actually complete any of the work. It will be the first phase they begin.

Mr. Bell stated it is their hope and intention to complete the roadwork by the end of 2007.

Chairman Lackey asked about the results of the neighborhood meeting that was requested by Commissioner Pratt at last month's meeting.

Mr. Coode stated they had a public meeting in the fall with a group of area residents. Since then, they have not had another meeting but have had private conversations with individual homeowners. In the 30 day timeframe, the applicant was unable to schedule another public meeting.

Commissioner Mosely stated he was glad to see the roadway improvements would be completed before the final plat is recorded. He also likes the layout of the overall subdivision.

Commissioner Walton asked Ms. Earwood how a vote by the County Planning Commission would be affected if the City of Franklin decides to annex the property.

Ms. Earwood stated it has always been the County Attorney's opinion that it would be up to the City of Franklin to determine what rights to recognize as far as the subdivision is concerned. It takes three readings for annexation to be approved and she does not believe it has been to their Planning Commission yet. After it goes before their Commission, it then has three readings before the Board of Mayor and Aldermen. Until then, this property is still under the County jurisdiction.

Chairman Lackey asked if there is vesting.

Ms. Earwood stated it would be up to the city that annexes to decide whether they are vested.

Commissioner Walton asked the applicant whether their proposal would change if this property is annexed into the city.

Mr. Coode stated if the City of Franklin will allow them to continue with what has been proposed during this meeting, that is what they intend to do. Otherwise they will not be able to move forward.

Mr. Bell stated their commitment to make these road improvements is to the community, not just the County Planning Commission. In the event this property is annexed, the applicant will make the same commitment to the City of Franklin. He also stated last fall the city voted to de-annex this property.

Chairman Lackey asked about Staff's comments concerning the right-of-way dedication for future roadway improvements.

Mr. Matteson stated the site plan shows a 120 foot strip along the CSX Railroad that the applicant is proposing as an area of reserved right-of-way that would be dedicated in the future so the realignment of Wilson Pike could be completed.

Commissioner Fisher asked whether the applicant would be willing to add turn lanes at the intersection of Clovercroft Road and Wilson Pike.

Mr. Coode stated what they would like to do is look at their impact after they do the improvements along Wilson Pike. He stated the entire design needs to be looked at, including how the design at the intersection of McEwen is going to function because they would be tying into other improvements and he wants to be sure they match up.

Chairman Lackey stated he felt ninety percent of the traffic would be turning north and he felt turning lanes would be less important than having a roadway that is safe. Would the applicant be willing, instead of considering turn lanes at Clovercroft Road to consider roadway improvements to the balance of McEwen Road to Brentwood City Limits, which is approximately another 1000 feet.

Mr. Coode stated the applicant has agreed to improvements in the amount of 3,300 linear feet. It would be their hope that other proposed developments would step up and do their part to help finish these roadway improvements for the community, just as they have done. At a future date, when the applicant comes back for approval for the final forty to fifty lots, if Staff requested improvements to this remaining roadway, then his client, may be able to commit to this proposal, but not until then.

County Commissioner Jason Para, Fourth District, 4047 Clovercroft Road, stated he has spoken to a number of the residents about this proposed development and most like the plan for the subdivision. The concerns are the roadways. He feels that the lots near the lake need to be looked at as they seem too close to the lake in his opinion. He also stated he agrees with Chairman Lackey that the roadway needs to be improved all the way to Brentwood City Limits. If the developer is willing to wait until McEwen Road is completed then the improvements they have agreed to make is sufficient, but if they want to do it now then they need to do improvements from the one lane underpass all the way to Brentwood City Limits because this is where the traffic is going to flow. He realizes this is a heavy commitment but one he feels should be made. Another issue is the on-site septic system. At the concept phase there was concern about having on-site septic systems being so close to Franklin City Limits. He believes this is one of the reasons the City of Franklin is considering annexing at this time. He suggested to the developer to have a gravity flow system so in the future the City of Franklin could simply run a main line through the development and bypass the on-site septic areas. The way it is proposed now, the on-site system would have to be maintained forever.

Commissioner Crohan wanted to know what the status was with the lake and dam being partially on another property.

Chairman Lackey stated a letter from Turnberry Homes concerning a maintenance agreement for an easement between the applicant and the adjacent property owner was given to the Planning Commission and he should have a copy of it.

Mr. Coode stated that a legal agreement would be submitted at the preliminary plat stage between both parties.

Commissioner Crohan asked if there was any method, other than blowing your car horn that could be placed at the one lane underpass.

Chairman Lackey stated he was not familiar with any other method, except possibly a traffic signal. He still feels the bulk of the traffic flows north. He feels asking one developer to look at improving the one lane underpass was unreasonable.

Commissioner Walton stated this looked like it would be a quality subdivision and he is fearful if the Commission waits and the property is annexed into the City, 120 lots will turn into 360 lots. He appreciates what the developer

has offered to do and is respectful of them. He asked whether the year 2008 on the handout was the beginning or the finish of the McEwen Road Project.

Mr. Coode stated these dates were given to them by the City of Franklin. The design drawings for the extension of McEwen Road are finished or will be soon. It is supposed to be in their budget for 2008 for the improvements to be funded. Therefore, 2008 is more of a start date.

Chairman Lackey stated last month City of Franklin Alderwomen Beverly Burger stated the completion was approximately 2010.

Chairman Medaugh expressed concerns about the on-site septic systems. He feels it needs to be a gravity flow system, so in the future it can be tied into the City of Franklin's Sewer System.

There being no additional comments, Commissioner Walton made a motion for approval with Staff's recommendations. Commissioner Murdic seconded the motion, which passed with Commissioner Crohan voting "No."

#### **ITEM 26**

#### **SITE PLAN REVIEW FOR LAUREL COVE, CONTAINING 821 LOTS ON 1,120 ACRES LOCATED OFF EUDAILEY COVINGTON ROAD IN THE 3<sup>RD</sup> VOTING DISTRICT (1-2007-200).**

This item was withdrawn.

#### **FINAL PLATS:**

#### **ITEM 27**

#### **BELLE CHASE FARMS, SECTION 2, CONTAINING 7 LOTS ON 14.35 ACRES LOCATED OFF CLOVERCROFT ROAD IN THE 4<sup>TH</sup> VOTING DISTRICT (1-2007-400).**

This was part of the Consent Agenda.

#### **CONCEPT PLANS:**

#### **ITEM 28**

#### **STILLWATER, CONTAINING 494 LOTS ON 688.48 ACRES LOCATED OFF COX ROAD AND PATTON ROAD IN THE 5<sup>TH</sup> VOTING DISTRICT (1-2007-104).**

Mr. Matteson reviewed the background (see Staff report).

Mr. Matt Bryant, Atwell-Hick, LLC, Mr. D.J. Keehan and Mr. J. Scott Sheilds, Stillwater were in attendance for any questions.

Commissioner Mosley stated that Patton Road is in the flood plain and asked how this would be handled.

Mr. Heflin stated it would be similar to how Guffee Farms was handled. With the new FEMA maps he thought the flood plain was actually pulled back some.

Mr. Bryant stated that FEMA issued the new flood maps September, 2006 and Patton Road was actually pulled out of the flood plain.

Mr. Heflin stated when the preliminary plat is submitted it would be looked at in more detail.

Commissioner Pratt asked if the golf course was going to be a Signature Course.

Mr. Keehan stated Von Hagge, Smelek, & Baril were the golf course architects and that Mr. Von Hagge was also a principal partner in this development.

Commissioner Medaugh stated the sewage treatment facility was outside their boundary and he felt this needed to be moved inside the development.

Commissioner Murdic wanted to know the timetable of this project.

Mr. Bryant stated they had received from Staff the traffic study scope and they would begin that process, as well as the detailed soils investigation that needs to be done to finish their waste water treatment facility design. After this is complete they will be submitting.

No vote was required.

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There being no further business, the meeting was adjourned at approximately 8:45 p.m.

**APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY  
REGIONAL PLANNING COMMISSION ON MARCH 8, 2007.**

\_\_\_\_\_ CHAIRMAN JOHN LACKEY